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DATE: March 29, 2002
TO: Elizabeth A. Cook, Chief of Planning
FROM: Danny Hatch, County Soil Scientist
SUBJECT: Amos L. & Jane E. Shipe (PP02-CR-10)

A Type I Soil Map was conducted on this parcel on August 13, 2001. This involved walking over the entire property, boring auger holes and drafting the different soil types and cultural features onto the base map. As a result of this detailed soil map, a waiver of the preliminary soil report as required by the County Subdivision Ordinance is recommended. Being very familiar with this parcel, the following comments are made.

Recommendations are noted first due to importance, with details following. Recommendations 1-4 should be forwarded to the Planning Commission in the staff report as conditions of approval prior to final plat acceptance.

Recommendation

1. A Virginia Certified Professional Soil Scientist (CPSS) needs to adjust the Type I Soil Map soil lines onto the final working plat. This needs to be done in the field and checked for any additional soil information to be added to the final scale plat map.
2. A signature block shall be placed on this plat for the CPSS to sign which states:

Preliminary Soils Information Provided by the Fauquier County Soil Scientist Office via a Type I Soil Map (1"=400') Dated August 13, 2001.

This Virginia Certified Professional Soil Scientist has field reviewed and adjusted the preliminary soil information onto the final plat (1"=???) and certifies that this is the Best Available Soils Information to Date for Lots 1-6.

Va. Certified Professional Soil Scientist
CPSS #3401-_____

DATE

3. Interpretive information from the Type I soil report for each mapping unit shown on the above plat shall be placed on the same soil map. Also a Symbols Legend shall be placed on the plat map to identify spot symbols.
4. The two statements under Home Sites and Road Construction shall be placed on the same plat map.
5. This plat will be filed in the front office of Community Development and used exclusively for obtaining soils information for this proposed subdivision.
6. This map needs to be submitted to the Soil Scientist Office before final plat approval is made.

Home Sites and Road Construction

1. Due to landscape position (drainageways) and high seasonal water tables the following statement needs to be placed on the final drainfield plat to be placed in the front office of Community Development: "The County recommends that no below grade basements be constructed on soil mapping units 10B, 13B, 313B&C, 416C, and 434B due to wetness unless the foundation drainage system of the structure is designed by a Virginia Licensed Professional Engineer".

The foundation drainlines should be daylighted for gravity flow on all structures.

This soils information will need to be provided by the applicant to the Building Department at the time of application.

2. Soil Mapping unit 33C is usually shallow to bedrock. The following statement needs to be placed on the final plat. " The County recommends that before road or home construction begins in the soil mapping unit 33C a site specific evaluation be conducted so that shallow to bedrock area are identified. These areas may require blasting if deep cuts or excavation is done".
3. The soils where the drainfields are proposed are definitely the best soils on the property for subsurface sewage disposal systems. The following statement needs to be put on the final drainfield plat: "Before a home is started the builder shall mark the drainfield area off and not disturb it during construction".

Wetlands

This proposed division appears to have little to no impact on wetlands